

PROPERTY COMBINATIONS

Property owners sometimes desire to have adjoining properties combined. The following requirements must be met in order for the Assessor's Office to combine your properties:

- The properties are in the same tax district
- The properties are in the same **exact** ownership
- Taxes are current
- Taxes are not being paid under an installment plan with Greenwood County
- Taxes are not escrowed for one or more of the properties
- If mortgaged, all properties are included on one mortgage
- Zoning requirements may be affected in the future so a "Notice Combining Multiple Parcels of Property" must be recorded with the Clerk of Court which acknowledges that if it is divided into new parcels in the future, it will have to comply with the current zoning regulations.

If you meet the above requirements, application should be made to the Assessor's Office. Approval or denial will be sent to the Taxpayer. Your request must be approved by Planning and Zoning, Tax Collector, and our office. If approved, the appropriate form must be filed by the property owner with the Clerk of Court. If the property owner later decides that they want to sub-divide it again, it will have to meet the current Planning and Zoning requirements and approved by that department. Applications are available in the Assessor's Office or you may print the form found on the Assessor page Forms and Documents.

Note:

If it is an adjoining property owned by spouses and the reason for the combination is **only** to receive the lower tax rate, this may be accomplished by contacting the Assessor's Office and requesting an application for Legal Residence to include both properties.